

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  EDWARD M. WOLKOWITZ (SBN 68298) JEFFREY S. KWONG (SBN 288239) LEVENE, NEALE, BENDER, YOO & BRILL L.L.P. 10250 Constellation Boulevard, Suite 1700 Los Angeles, California 90067 Telephone: (310) 229-1234 Facsimile: (310) 229-1244 Email: EMW@LNBYB.COM; JSK@LNBYB.COM  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Nancy J. Zamora, Ch. 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:  MEHRI AKHLAGHPOUR,   Debtor(s).	CASE NO.: 1:17-bk-12739-VK CHAPTER: 11  <b>NOTICE OF SALE OF ESTATE PROPERTY</b>
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<b>Sale Date:</b> 04/05/2018	<b>Time:</b> 2:00 pm
<b>Location:</b> Courtroom 301, 21041 Burbank Boulevard, Woodland Hills, CA	

**Type of Sale:**  Public  Private      **Last date to file objections:** 03/22/2018

**Description of property to be sold:** 26943 Hillsborough Parkway, #27, Santa Clarita, California 91354 (the "Property").

**Terms and conditions of sale:**

Property purchased "as-is" without any representations or warranties of any kind.

**Proposed sale price:** \$ 330,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

See attached Exhibit 1

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: April 5, 2018  
Time: 2:00 p.m.  
Place: Courtroom 301  
21041 Burbank Boulevard  
Woodland Hills, CA 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Jeffrey S. Kwong  
LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.  
10250 Constellation Boulevard, Suite 1700  
Los Angeles, CA 90067  
Telephone: (310) 229-1234  
Facsimile: (310) 229-1244  
E-mail: jsk@lnbyb.com

Date: 03/15/2017

Exhibit 1 - Hillsborough

**Overbid Procedures:** (1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$5,000 above the Purchase Price, with each additional bid in \$1,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Encore Escrow," in the amount of \$38,000 (the "Deposit") at least 7 calendar days prior to the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchaser including, among other things, subject to the existing real property lease affecting the Property; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of an order confirming the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.

**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 10250 Constellation Boulevard, Suite 1700, Los Angeles, CA 90067

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On March 14, 2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Brandon J Anand brandon@anandlaw.com, r52959@notify.bestcase.com, info@anandlaw.com
- Bhagwati Barot bbarot@aissolution.com
- Matthew R. Clark bankruptcyecfs@gmail.com, mclark@ecf.courtdrive.com; bkyecf@rasflaw.com; mclark@rasflaw.com
- Russell Clementson russell.clementson@usdoj.gov
- Nichole Glowin nglowin@wrightlegal.net, BKUDGeneralupdates@wrightlegal.net
- Stella A Havkin stella@havkinandshrago.com, havkinlaw@earthlink.net; r49306@notify.bestcase.com
- Farrah Mirabel fmesq@fmirabel.com, wcassistant@fmirabel.com
- Giovanni Orantes go@gobklaw.com, gorantes@orantes-law.com, cmh@gobklaw.com, gobklaw@gmail.com, go@ecf.inforuptcy.com
- Kelly M Raftery bknotice@mccarthyholthus.com, kraftery@ecf.courtdrive.com
- Valerie Smith claims@recoverycorp.com
- Luis A Solorzano ls@gobklaw.com, go@ecf.inforuptcy.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- Robert P Zahradka caecf@tblaw.com, RPZ@ecf.inforuptcy.com
- Nancy J Zamora (TR) zamora3@aol.com, nzamora@ecf.epiqsystems.com

**2. SERVED BY UNITED STATES MAIL:** On March 14, 2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

N/A

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on March 14, 2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

**SERVED BY PERSONAL DELIVERY**

The Honorable Victoria Kaufman  
United States Bankruptcy Court  
21041 Burbank Boulevard, Suite 354  
Woodland Hills, CA 91367

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

<b>March 14, 2018</b>	Lourdes Cruz	/s/ Lourdes Cruz
<i>Date</i>	<i>Type Name</i>	<i>Signature</i>